

IN RE: PETITION FOR VARIANCE  
S/S Iroquois Avenue, 610' E of  
centerline Lodge Forest Road  
15<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District  
7711 Iroquois Avenue  
Charles & Janet Westerman  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 99-379-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by Charles and Janet Westerman, owners of the property at 7711 Iroquois Avenue. The subject property is located in the Lodge Forest area of Dundalk. The variance request is from Section 1B02.3.C.1, to permit a lot width of 50' in lieu of the required 55' and to permit sideyard setbacks of 9' in lieu of the required 10', and to allow the construction of a dwelling on the undersized lot. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioners' Exhibit 1.

At the hearing on behalf of the request were Charles and Janet Westerman and Tom Phelps, their representative. Appearing as an interested citizen was adjacent property owner, Barbara Anne Wilt.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 10,025 sq. ft., more or less, and is improved with a single family dwelling. The subject property is located along Iroquois Avenue and is a waterfront lot, fronting on Old Road Bay. The Petitioners, Mr. and Mrs. Westerman, are desirous of tearing down the old shore shack that has existed on this property for many, many years. They wish to construct a single family residential dwelling in which they intend to live. While the new dwelling is somewhat larger than the old shore shack, it basically will maintain the same sideyard setbacks to adjacent properties. In order to proceed with the construction of their new home, the requested variance is necessary.

COPIES FOR DEPARTMENT OF PLANNING

Date

6/9/99

By

*J. J. [Signature]*

Ms. Barbara Wilt appeared as an interested citizen. She owns the house adjacent to the Westerman property, at which time she rents to a tenant. However, she intends one day to retire in the house and perhaps upgrade and renovate, or build a new home on the adjacent property. She was not in objection to the Westerman's building a new house on the property, so long as no additional storm water runoff is cast upon her property. Therefore, Mr. Westerman offered to extend gutters and downspouts down to Old Road Bay from the subject property so that all runoff from the new house would be directed to the bay and not towards Ms. Wilt's property. In addition, the Westerman property will contain swales that will catch any existing storm water runoff and channel it down to the water's edge.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should, therefore, be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the

general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations (attached herewith) which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

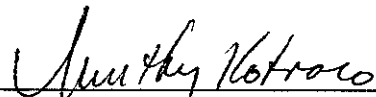
These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED this 9th day of June, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.C.1, to permit a lot width of 50' in lieu of the required 55' and to permit sideyard setbacks of 9' in lieu of the required 10', and to allow the construction of a dwelling on the undersized lot, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

ORDER RECEIVED FOR FILING  
Date 6/19/99  
By R. Gannon

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioners shall be required to install gutters and downspouts to catch all storm water runoff that is generated by virtue of the construction of this new home. Said gutters shall extend down to the water's edge causing the water to be directed into the Old Road Bay. In addition, the property shall contain swales to catch and direct any runoff from going upon the adjacent property owned by Ms. Barbara Wilt.
- 3) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Bureau of Development Plans Review dated April 12, 1999 and by DEPRM dated April 14, 1999, copies of which are attached hereto and made a part hereof.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

CERTIFIED RECEIVED FOR FILING  
Date 6/19/99  
By R. Jameson



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 11, 1999

Mr. & Mrs. Charles Westerman  
7714 Iroquois Avenue  
Edgemere, Maryland 21219

Re: Petition for Variance  
Case No. 99-379-A  
Property: 7714 Iroquois Avenue

Dear Mr. & Mrs. Westerman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Ms. Barbara Anne Wilt  
Chesapeake Bay Critical Area Commission  
DEPRM

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

Reviewed By Bn Date 3/24/99

# Zoning Description

THOMAS E. PHELPS & ASSOCIATES, INC.

945 Barron Avenue

Baltimore, Maryland 21221-5202

(301) 574-6744

LAND SURVEYING

LAND PLANNING

ZONING DESCRIPTION FOR 7711 INOQUOUE AVE  
(address)

Beginning at a point on the SOUTH side of  
(north, south, east or west)

INOQUOUE AVE which is 40 Feet  
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 610'  
(number of feet) EAST of the  
(north, south, east or west)

centerline of the nearest improved intersecting street LODGE FOREST DRIVE  
(name of street)

which is 50' wide. \*Being Lot # 1167  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of LODGE FOREST  
(name of subdivision)

as recorded in Baltimore County Plat Book # 101, Folio # 76 & 77

containing 10.025 Also known as 7711 INOQUOUE AVE  
(square feet or acres) (property address)

and located in the 15 Election District, 7 Councilmanic District.

99.379-A

# 379

## CERTIFICATE OF PUBLICATION

### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-379-A

7711 Iroquois Avenue

S/S Iroquois Avenue, 610' E of centerline Lodge Forest Drive,

15th Election District - 7th Councilmanic District

Legal Owner(s): Charles Westerman & Janet Westerman

Variance: to permit a lot width of 50 feet in lieu of the required 55 feet, to permit side setbacks of 9 feet in lieu of the required 10 feet, and to permit an undersized lot and to approve any other variances deemed necessary by the zoning commissioner.

Hearing: Thursday, May 28, 1999 at 10:00 a.m. in Room 106, County Office Bldg., 111 West Chesapeake Ave.

LAWRENCE E. SCHMIDT

Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

4/511 April 29

C308000

TOWSON, MD., 4/29/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/29/, 1999.

THE JEFFERSONIAN,

*J. Wilkinson*

LEGAL ADVERTISING



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **065423**

DATE 3/26/99 ACCOUNT Roulette  
AMOUNT \$ 100.00

RECEIVED FROM: Tom Phlips

FOR: miscellaneous cash

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

# 379

PAID RECEIPT

EXPRESS      ACTUAL      TIME  
3/26/1999      3/26/1999      11:30:10  
PER 4503      CASHIER PAGES PER DRAWER      3  
\$ MISCELLANEOUS CASH RECEIPT  
Receipt #      000016      0001  
CF NO. 065423

100.00 CHECK  
Baltimore County, Maryland

**99.379.A**

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-379-A  
PETITIONER/DEVELOPER:  
{Charles Westerman}  
DATE OF Hearing  
{May 20, 1999}

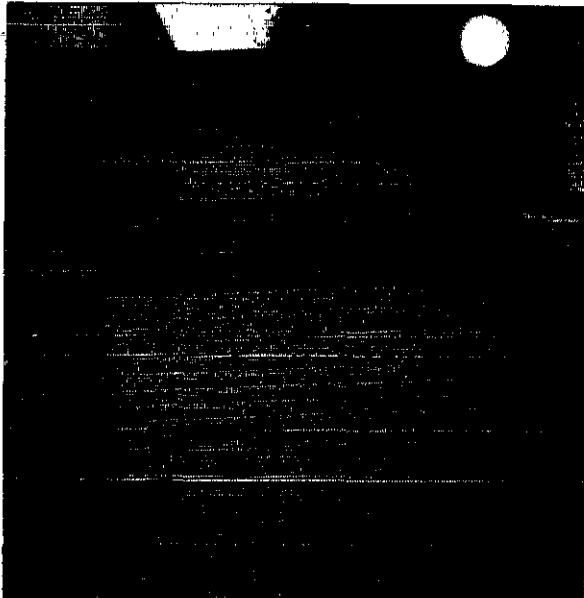
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property located at  
7711 Iroquois Ave. Baltimore, Maryland 21219\_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 5-4-99 \_\_\_\_\_  
[Month, Day, Year]



Sincerely,

  
[Signature of Sign Poster & Date]

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ [410]-687-8405 \_\_\_\_\_  
(Telephone Number)



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

April 8, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-379-A

7711 Iroquois Avenue

S/S Iroquois Avenue, 610' E of centerline Lodge Forest Drive

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Charles Westerman & Janet Westerman

Variance to permit a lot width of 50 feet in lieu of the required 55 feet, to permit side setbacks of 9 feet in lieu of the required 10 feet, and to permit an undersized lot and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Thursday, May 20, 1999 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

  
Arnold Jablon  
Director

c: Janet & Charles Westerman  
Thomas Phelps

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 5, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY  
April 29, 1999 Issue – Jeffersonian

Please forward billing to:  
Charles Westerman  
7711 Iroquois Avenue  
Edgemere, MD 21219

410-256-9777

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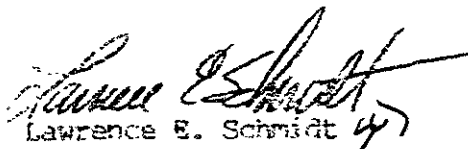
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7711 Iroquois Avenue  
S/S Iroquois Avenue, 610' E of centerline Lodge Forest Drive  
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owner: Charles Westerman & Janet Westerman

Variance to permit a lot width of 50 feet in lieu of the required 55 feet, to permit side setbacks of 9 feet in lieu of the required 10 feet, and to permit an undersized lot and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Thursday, May 20, 1999 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 99-379-A

Petitioner: CHARLES & JANET WESTERMAN

Address or Location: 7711 INOQUON AVE

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: CHARLES WESTERMAN

Address: 7711 INOQUON AVE

EDSOMERE MD 21219

Telephone Number: 410 256 9777

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-379-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: Variance to permit a front lot width of 50 ft. in  
lieu of the required 55 ft., side yard setbacks of 9 ft.  
in lieu of the required 10 ft., to approve an undersized  
lot per Section 304, and to approve any other variances  
deemed necessary by the Zoning Commissioner.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 14, 1999

Mr. Thomas Phelps  
945 Barron Avenue  
Baltimore, MD 21221

RE: Case No.: 99-379-A  
Petitioner: Westerman  
Location: 7711 Iroquois Avenue

Dear Mr. Phelps:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 26, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:           Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date: April 12, 1999

FROM:         Robert W. Bowling, Supervisor  
              Bureau of Development Plans Review

SUBJECT:      Zoning Advisory Committee Meeting  
              for April 12, 1999  
              Item No. 379

The Bureau of Development Plans Review has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood protection elevation for this site is 10 feet.

Building permits shall be granted only after the necessary permits from the State and Federal agencies have been obtained.

RWB:HJO:jrb

cc: File

ZONE0412.379



Gwen Stephens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** April 20, 1999

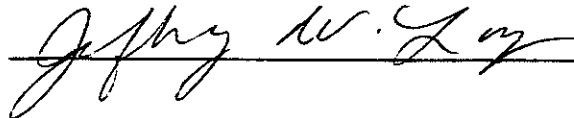
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions Item No. 379

The Office of Planning recommends conditional approval of the subject undersized lot request (see attached) and any accompanying zoning relief pertaining to the subject property.

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

April 15, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 5, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

267, 368, 369, 371, 372, 373, 374, 375, 377, 378, AND 379

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 387-4981, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: April 14, 1999

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RBS/gj*  
SUBJECT: Zoning Item #379

Westerman Property - 7711 Iroquois Avenue

Zoning Advisory Committee Meeting of April 5, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X   The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X   Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
-

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: March 31, 1999

TO: Larry E. Schmidt  
Zoning Commissioner

FROM: James H. Thompson - RL  
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 379  
PETITIONER: Charles Westerman and Janet Westerman

VIOLATION CASE NO.: 98-6166

LOCATION OF VIOLATION: S/S Iroquois Avenue, 610' E of centerline  
Lodge Forest Drive (7711 Iroquois Avenue)  
15<sup>th</sup> Election District

DEFENDANT(S): Charles Westerman and Janet Westerman

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/rl/lmh

99-379-A



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 4.2.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 379

BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
7711 Iroquois Avenue, S/S Iroquois Ave,  
610' E of c/I Lodge Forest Dr, 15th Election  
District, 7th Councilmanic

Legal Owners: Charles and Janet Westerman

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-379-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

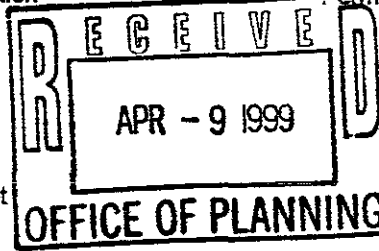
I HEREBY CERTIFY that on this 15<sup>th</sup> April day of ~~March~~, 1999, a copy of the foregoing Entry of Appearance was mailed to Thomas Phelps, 945 Barron Avenue, Baltimore, MD 21221, representative for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

**TO:** Director, Office of Planning & Community Conservation  
Attention: Jeffrey Long  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204

Permit or Case No. 99-379-A



**FROM:** Arnold Jablon, Director  
Department of Permits & Development Management

Residential Processing Fee Paid  
(\$50.00)

Accepted by Bh  
Date 3/26/99

**RE:** Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

Charles & Janet Westerman 7711 Iroquois Ave 410 256 9777  
Print Name of Applicant Address Telephone Number

Lot Address 7711 Iroquois Ave Election District 15 Councilmanic District 7 Square Feet 10,025

Lot Location: N E S W side/corner of Iroquois Ave 324 feet from N E S W corner of Bay Front Dr  
(street) (street)

Land Owner: Charles & Janet Westerman Tax Account Number 15 11 770380

Address: 7711 Iroquois Ave Telephone Number (410) 256 9777

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

**TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!  
PROVIDED?**

	YES X	NO
1. This Recommendation Form (3 copies)	X	
2. Permit Application		X
3. Site Plan		
Property (3 copies)	X	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	X	
4. Building Elevation Drawings	X	
5. Photographs (please label all photos clearly)		
Adjoining Buildings	X	
Surrounding Neighborhood	X	
6. Current Zoning Classification: <u>DR 5.5</u>		

**TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!**

**RECOMMENDATIONS / COMMENTS:**

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with the following recommendations:

*The proposed house is too large for the lot. The applicant should scale back the size of house and submit elevation drawings to Brent Flickinger, 7th District Community planner for review and approval.*

Signed by: Jeffrey Long Date: 4/20/99  
for the Director, Office of Planning and Community Conservation.

PLEASE PRINT CLEARLY

*Petitioner*

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Janet Westerman

7121 Pentridge Rd.

Chuck Westerman

7121 Pentridge Rd.

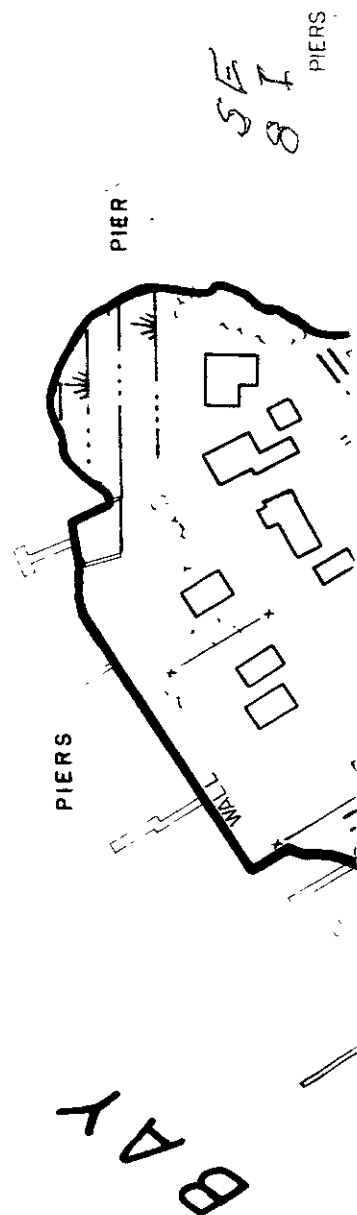
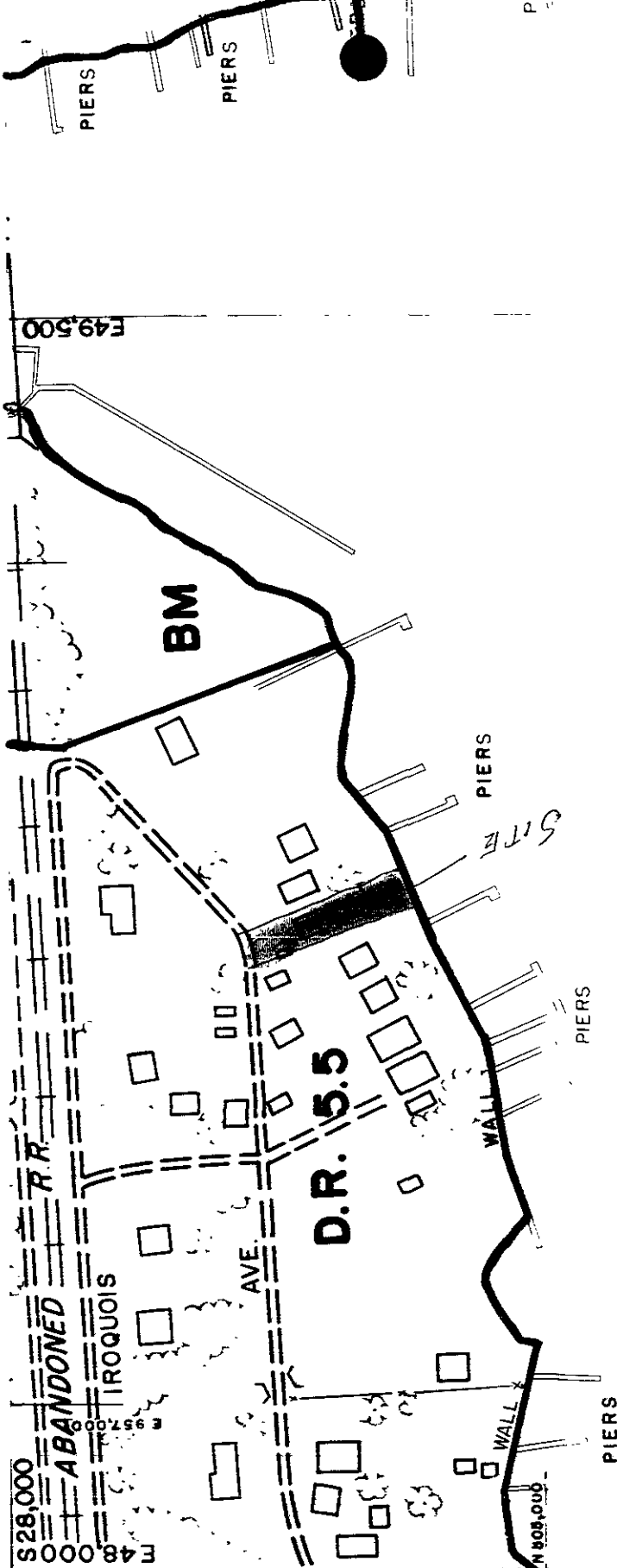
BARBARANNE WILT

603 HAMMERSHIRE RD.

THOMAS PHELPS

945 BARRON AVE.





99.379-A

# 379

Map of the study area

North Cape

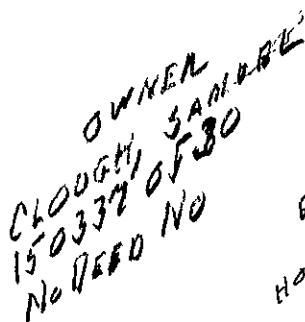
Looe Farm

Looe Tidal

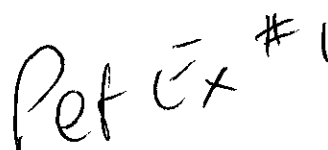
River Looe

SITE

IROQUOIS AVENUE



OWNER  
WILTY BARBARA  
151872 0020  
6247/802  
EX  
HOUSE



PLAT TO ACCOMPANY PETITION  
FOR ZONING VARIANCE

## LOCATION SURVEY

Plat Book 101 Folio 76+77

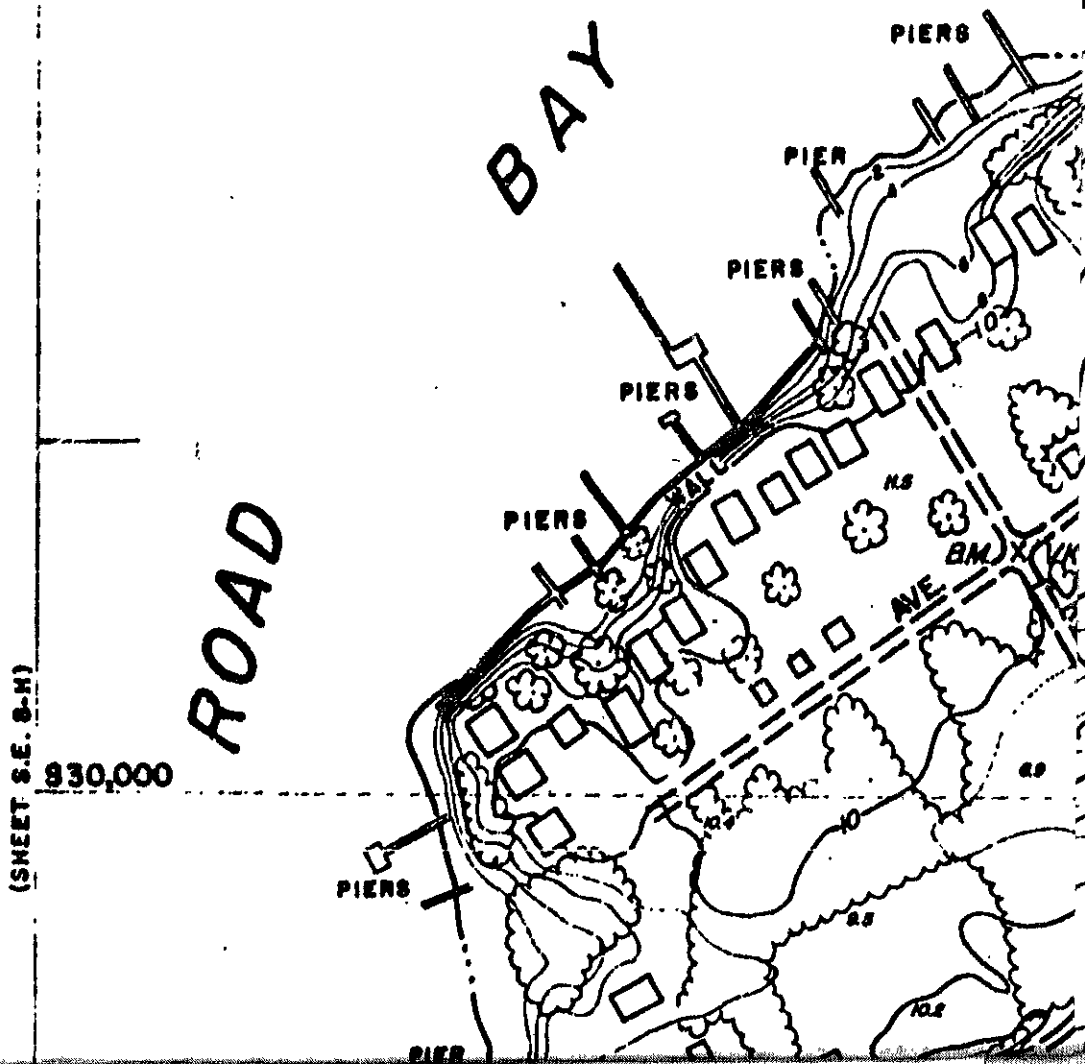
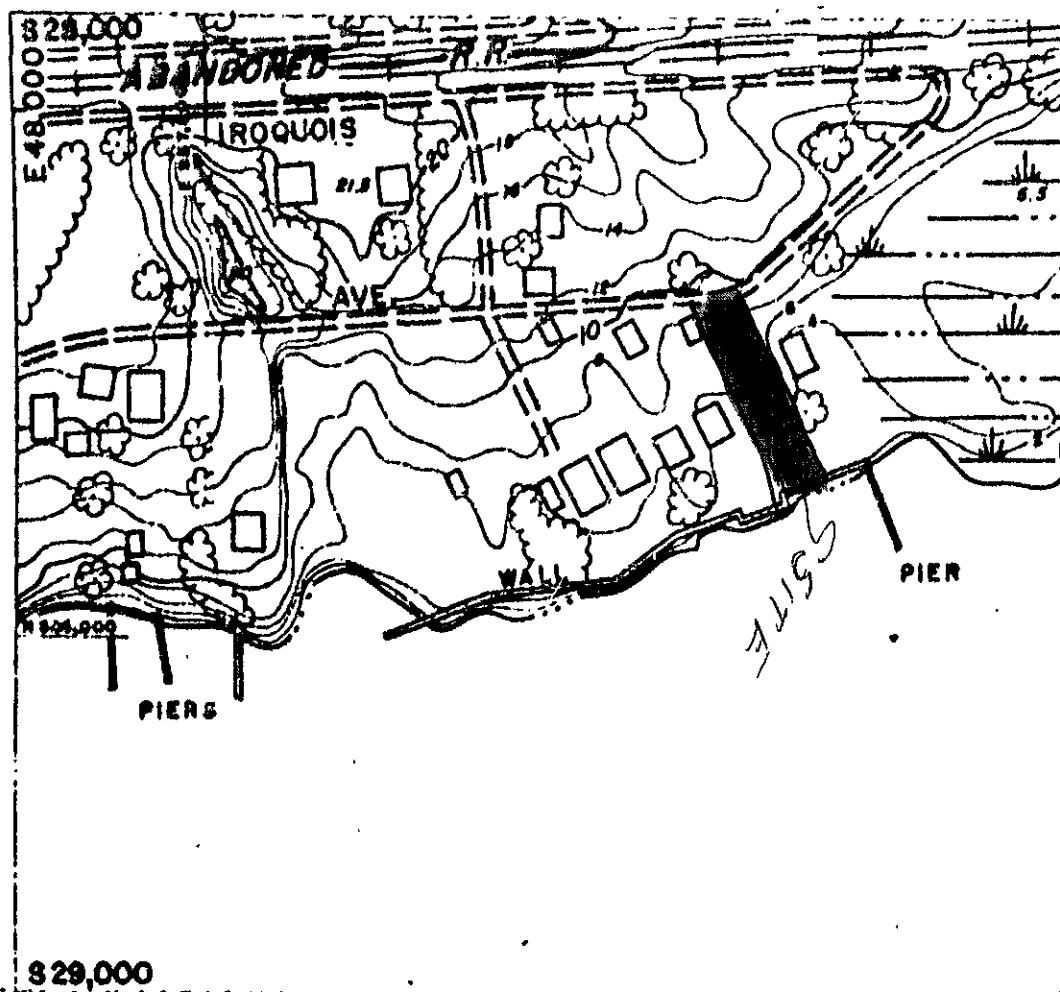
Scale 1" = 30' . . . . . Date 12-10-98 . . .

REGISTERED PROPERTY LINE SURVEYORS

945 BARRON AVENUE  
BALTIMORE, MARYLAND 21221  
OFFICE: (301) 574-6744

# 379

I-B  
S-E



99-379-A

#379

